



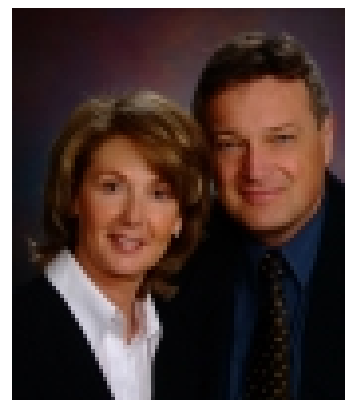
## #3 - 271 Chicopee Road, Predator Ridge, Vernon B.C.

\$1,499,000

Privacy, casual elegance & million dollar views over golf course & beyond. Situated high above a quiet cul-de-sac this 4510 square foot, 4 bedroom, 5 bath home custom built by Kastell Homes is truly an oasis. Wired for Control 4 automation. Wide wood plank flooring thru-out, stone fireplaces, wine room, tasting room, media room, spacious quest suite, dog washing bath in laundry, 2 car garage plus separate garage for your golf cart. The chef inspired gourmet kitchen boasts commercial grade refrigerator & 6 burner gas stove, custom cabinetry & an entertainment size granite island. Living area opens to huge outdoor deck, w/bar & BBQ then terraces down to private hut tub w/seating area. Beautifully landscaped. Strata fee of \$252.54 includes resident & common area landscape maintenance plus membership to Fitness Centre w/full length indoor pool, hot tub, steam rooms, full weight room & yoga studio. Two world class golf courses, several dining choices, a local market, miles of hiking trails. Call Bob or Lisa directly for an informed showing 250-260-3116.

Bedroom 12' x 17'6"  
 Ensuite - 4 pc 5' x 9'  
 Eating Area 6' x 7'6"  
 Wine Cellar 8' x 10'  
 Bedroom 11' x 11'6"  
 Foyer 8' x 14'  
 Den 10' x 11'  
 Master Ensuite - 7 pc 9' x 11'5"  
 Livingroom 14' x 21'6"  
 Master Bedroom 16' x 15'6"  
 Bathroom Full - 4 pc 5'4" x 9'

Bedroom 11'8" x 15'  
 Sunroom/Wine Room 13'6" x 10'8"  
 Bathroom Full - 5 pc 5'4" x 10'8"  
 Family Room 22' x 26'  
 Livingroom 16' x 16'  
 Bathroom Full - 4 pc 8'6" x 7'5"  
 Media Room 11' x 17'  
 Laundry 5' x 10'  
 Kitchen 14'6" x 17'  
 Kitchen 9'6" x 7'6"  
 Storage 5' x 10'



**Bob and Lisa Dohnalek**  
 Rockridge Real Estate Company Ltd.

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**Rockridge Real Estate Company  
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